043.0	0007	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	653,700	/	653,700
USE VALUE:	653,700	/	653,700
ASSESSED:	653,700	/	653,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHOSLA STACEY
Owner 2:	
Owner 3:	
Street 1:	59 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARVEY NANCY N -
Owner 2:	-
Street 1:	59 BEACON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Asbestos Exterior and 1182 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3750.000	249,000		404,700	653,700
Total Card	0.086	249,000		404,700	653,700
Total Parcel	0.086	249,000		404,700	653,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 553.05 | /Parcel: 553.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30889

GIS Ref

GIS Ref

Insp Date 11/26/18

!3722!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 043.0-0007-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,000	0	3,750.	404,700	653,700		Year end	12/23/2021
2021	101	FV	242,200	0	3,750.	404,700	646,900		Year End Roll	12/10/2020
2020	101	FV	242,400	0	3,750.	404,700	647,100	647,100	Year End Roll	12/18/2019
2019	101	FV	206,400	0	3,750.	430,000	636,400	636,400	Year End Roll	1/3/2019
2018	101	FV	206,400	0	3,750.	313,600	520,000	520,000	Year End Roll	12/20/2017
2017	101	FV	206,400	0	3,750.	273,200	479,600	479,600	Year End Roll	1/3/2017
2016	101	FV	206,400	0	3,750.	232,700	439,100	439,100	Year End	1/4/2016
2015	101	FV	195,300	0	3,750.	227,600	422,900	422,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:30:29

LAST REV

Date	Time
04/26/19	13:27:23
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3722

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARVEY NANCY N,	63515-228		4/22/2014		444,000	No	No		
CANNON WILLIAM	59334-326		6/20/2012		286,500	No	No		
	11693-30		6/16/1969		12,000	No	No		N

USER DEFINED

Prior Id # 1:	30889
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2017	1602	Heat App	15,000	C				
9/26/2012	1217	Re-Roof	3,975	C				
1/23/2009	45	Redo Bat	9,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
4/16/2013	Info Fm Prmt	EMK	Ellen K
9/20/2012	MLS	EMK	Ellen K
4/15/2009	Entry Denied	372	PATRIOT
3/16/2000	Missed Appt.	276	PATRIOT
2/17/2000	Measured	197	PATRIOT
8/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3750		Sq. Ft.	Site		0	80.	1.35	1			Access	-5					404,700						404,700	

Total AC/HA:	0.08609	Total SF/SM:	3750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	404,700	Spl Credit		Total:	404,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.95240474
Adj $ / SQ:	173.576
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305847
Depreciation:	56888
Depreciated Total:	248960

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

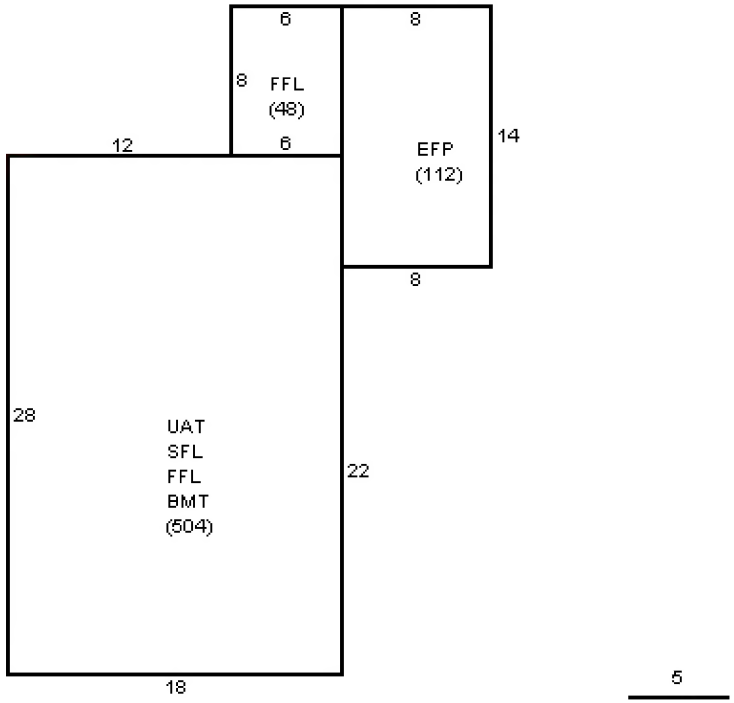
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.58
Special Features:	0	Val/Su Net:	138.49
Final Total:	249000	Val/Su SzAd	235.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	552	173.580	95,814
BMT	Basement	504	52.070	26,245
SFL	Second Floor	504	173.580	87,482
UAT	Upper Attic	126	121.500	15,309
EFP	Enclos Porch	112	49.080	5,497

Net Sketched Area:	1,798	Total:	230,347
Size Ad	1056	Gross Area	2176	FinArea	1182
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

043.0-0007-0023.0

IMAGE

AssessPro Patriot Properties, Inc